

BOARD OF APPEAL REFERRALS

May 3, 1979

1. Z-4369 Willie L. Thomas
 879-881 Blue Hill Avenue, Mattapan
2. Z-4373 Francesco Rossetti
 60 Wallingford Road, Brighton
3. Z-4375 Little Folks Community Day Care Center, Inc.
 65-67 Trenton Street, East Boston
4. Z-4379 Saturnino Garcia
 5175 Washington Street, West Roxbury
5. Z-4384 Arch T. Hodge
 18 Cedar Street, Charlestown
6. Z-4385-4386 Joseph Moss
 559-569 Washington Street and 5 Montfern Avenue,
 Brighton
7. Z-4389 Greater Boston YMCA
 15 Bellevue Street, West Roxbury
8. Z-4393 Isabella Stewart Gardner Museum
 280 Fenway, Boston
9. Z-4400 Natale DeMarco
 22 Battery Street, Boston
10. Z-4407 McDonald's Corporation
 728 American Legion Highway, Roslindale
11. Z-4415 William S. Leman
 191 Main Street, Charlestown

May 3, 1979

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 5/15/79

Z-4369
 Willie L. Thomas
 879-881 Blue Hill Avenue
 Mattapan
 At Angell Street

| | | | |
|--------------|--------------------|---------------------------|--------------------|
| District(s): | apartment_____ | general business_____ | industrial_____ |
| | residential_____ | local business <u>L-1</u> | waterfront_____ |
| | single family_____ | | manufacturing_____ |

Purpose: Change occupancy from garage and light manufacturing to garage, manufacturing and indoor-outdoor display of used cars.

Violation(s):

SectionRequiredProposed

8-7. Indoor sale and display for sale of motor vehicles is forbidden in an L-1 District.

8-7. Outdoor display and sale of motor vehicles is forbidden in an L-1 District.

9-2. Change in a non conforming use requires Board of Appeal Hearing.

Site is inappropriate for additional non-conformity. Space is limited. Use would tend to generate excessive curb parking and intensify existing acute traffic conditions. Recommend Denial.

VOTED: In reference to Petition Z-4369, brought by Willie L. Thomas, 879-881 Blue Hill Avenue, Mattapan, for two forbidden uses and a change in a non-conforming use for change of occupancy from garage and light manufacturing to garage, manufacturing and indoor-outdoor display of used cars in a Local Business (L-1) District, the Boston Redevelopment Authority recommends denial. Site is inappropriate for additional non conformity. Space is limited. Use would tend to generate excessive curb parking and intensify existing acute traffic conditions.

Z-4369
879-881 BLUE HILL AVENUE
(MATT.)



Board of Appeal Referrals 5/3/79

Hearing: 5/8/79

Z-4373
 Francesco Rossetti
 60 Wallingford Road
 Brighton
 At Melton Road

2½ Story frame structure

| | | | |
|--------------|-----------------------|-----------------------|--------------------|
| District(s): | apartment_____ | general business_____ | industrial_____ |
| | residential R-.5_____ | local business_____ | waterfront_____ |
| | single family_____ | | manufacturing_____ |

Purpose: Legalize occupancy - three family dwelling

Violation(s):

| <u>Section</u> | <u>Required</u> | <u>Proposed</u> |
|--|-----------------|-----------------|
| 8-7. Any dwelling converted for more families which does not meet the requirements of lot area is forbidden in an R-.5 District. | | |
| 14-1. Lot area is insufficient | 2 acres | 7,918 sf. |

Structure was purchased as a three family dwelling and similarly occupied since 1972. Neighbors indicate support. Recommend Approval with Proviso.

VOTED: In reference to petition Z-4373, brought by Francesco Rossetti, 60 Wallingford Road, Brighton, for a forbidden use and variance to legalize occupancy as three family dwelling in a Residential (R-.5) District, the Boston Redevelopment Authority recommends approval provided structure is owner occupied.



Z-4373
60 WALLINGFORD RD.
(BRL)

Board of Appeal Referrals 5/3/79

Hearing: 5/22/79 Z-4375
 Little Folks Community Day
 Care Center Inc.
 65-67 Trenton Street
 East Boston
 Near Marion Street

Two story masonry structure H-1

District(s): apartment H-1 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Change occupancy from club quarters and Day Care
 Agency from 60 children to Day Care Center for 120
 children and community center.

Violation(s):

Section

Required

Proposed

8-7. Day Care Center for 120 children is conditional
 in an H-1 District.

23-7. Off-Street parking is insufficient.

Proposal will benefit local community. Recommend approval
 with Provisos.

VOTED: In reference to Petition Z-4375, brought by
 Little Folks Community Day Care Center Inc.,
 65-67 Trenton Street, East Boston, for a
 conditional use for change of occupancy from
 club quarters and Day Care Agency for 60
 children to Day Care Center for 120 children
 and community center in an Apartment (H-1)
 District, the Boston Redevelopment Authority
 recommends approval with the following
 provisos: That the use of the building during
 evening hours be restricted to neighborhood
 group meetings; that no alcoholic beverages
 be allowed on premises at any time.



FALCON

STREET

MERIDIAN

BROOKS

WEST EAGLE

STREET

STREET

EAST BOSTON
HIGH SCHOOL

WHITE

STREET

WHITE

STREET

BROOKS

STREET

STREET

STREET

STREET

STREET

STREET

MARION

STREET

WONMOUTH

MARION PL

CHAPMAN
SCHOOL (EL)

EUTAW

TRENTON

HUGH ROE
O'DONNELL
SCHOOL (EL)

ST. JOHN'S
CHURCH

STREET

MARION

STREET

STREET

STREET

Z-4375

65-67 TRENTON ST.

(E.B.)

LEXINGTON

PRINCETON

SARATOGA

JOSEPH BARNES
EL SCHOOL

PUBLIC
LIBRARY
EAST BOSTON
BRANCH

Board of Appeal Referrals 5/3/79

Hearing: 5/15/79

Z-4379
Saturnino Garcia
5175 Washington Street
West Roxbury
At Grove Street

Gas Service Station - L-.5

| | | | |
|--------------|--------------------|----------------------------|--------------------|
| District(s): | apartment_____ | general business_____ | industrial_____ |
| | residential_____ | local business <u>L-.5</u> | waterfront_____ |
| | single family_____ | | manufacturing_____ |

Purpose: Erect one story addition to gas service station.

Violation(s):

| <u>Section</u> | <u>Required</u> | <u>Proposed</u> |
|----------------|-----------------|-----------------|
|----------------|-----------------|-----------------|

| | | |
|-----|--|--|
| 8-6 | Extension of a conditional use requires Board of Appeal Hearing. | |
|-----|--|--|

Facility is consistent with other auto uses in immediate area. Addition will be used for third service bay.
Recommend Approval with Provisos.

VOTED: In reference to Petition Z-4379, brought by Saturnino Garcia, 5175 Washington Street, West Roxbury, for a conditional use to erect a one story addition to a gas service station in a Local Business (L-.5) District, the Boston Redevelopment Authority recommends approval with the following provisos: That movable sign be removed; that petitioner comply with Board of Appeal guidelines for gas service stations; that landscaping be provided and plans submitted to the Authority for design review.



5175 WASHINGTON ST.
(W.R.)
Z-4379

Board of Appeal Referrals 5/3/79

Hearing: 5/15/79

Z-4384
Arch T Hodge
18 Cedar Street, Charlestown
Near Laurel Street

Four story masonry structure - H-1

| | | | |
|--------------|---------------------------------|------------------------------------|---------------------------------|
| District(s): | apartment <u>H-1</u> | general business <u> </u> | industrial <u> </u> |
| | residential <u> </u> | local business <u> </u> | waterfront <u> </u> |
| | single family <u> </u> | | manufacturing <u> </u> |

Purpose: Legalize occupancy - three family dwelling;
erect shed dormer addition.

Violation(s):

Section

Required

Proposed

15-1 Floor area ratio is excessive.

Occupancy is consistent with surrounding Residential Neighborhood.
Dormer addition will be used as bedroom. Recommend Approval with
Provisos.

VOTED: In reference to Petition Z-4384, brought by Arch
T Hodge, 18 Cedar Street, Charlestown, for a
variance to legalize occupancy as three family
dwelling and erect a shed dormer addition in an
Apartment (H-1) District, the Boston Redevelopment
Authority recommends approval with the following
provisos: That the retaining wall at rear be
repaired; that the adjacent alley be cleared of
obstructions and maintained free of debris at all
times.



Z-4384

18 CEDAR ST
(CHSN.)

Board of Appeal Referrals 5/3/79

Hearing: 5/15/79

Z-4385-4386
Joseph Moss
559-569 Washington Street &
5 Montfern Avenue
Brighton

One story masonry structure - L-.5

| | | | |
|--------------|--------------------|----------------------------|--------------------|
| District(s): | apartment_____ | general business_____ | industrial_____ |
| | residential_____ | local business <u>L-.5</u> | waterfront_____ |
| | single family_____ | | manufacturing_____ |

Purpose: Subdivide lot. legalize occupancy
Electrical contractor's office and one car garage.

| | | |
|-------------------------------------|-----------------|-----------------|
| Violation(s): | | |
| <u>Section</u> | <u>Required</u> | <u>Proposed</u> |
| 15-1. Floor area ratio is excessive | | |
| 20-1. Rear yard is insufficient | | |

Subdivision will allow tenant occupant of fifteen years (C & C Electrical Co., Inc.) to purchase Montfern Avenue property. No structural changes. Violations are technical. Neighborhood supports. Recommend Approval with Proviso.

VOTED: In reference to Petitions Z-4385-4386, brought by Joseph Moss, 559-569 Washington Street and 5 Montfern Avenue, Brighton, for three variances to subdivide lot in a local Business (L-.5) District, the Boston Redevelopment Authority recommends approval with the following provisos: That plans for side and rear yard fencing are submitted to the Authority for design review, that storage or parking of contractor's vehicles be off-street.



559-569 WASHINGTON ST
5 MONTFERN AVE
(BRI.)

Z-4385-86

Board of Appeal Referrals 5/3/79

Hearing: 5/22/79 Z-4389
Greater Boston YMCA
15 Bellevue Street
West Roxbury
Near Centre Street

One story masonry structure -S-.5

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family S-.5 manufacturing _____

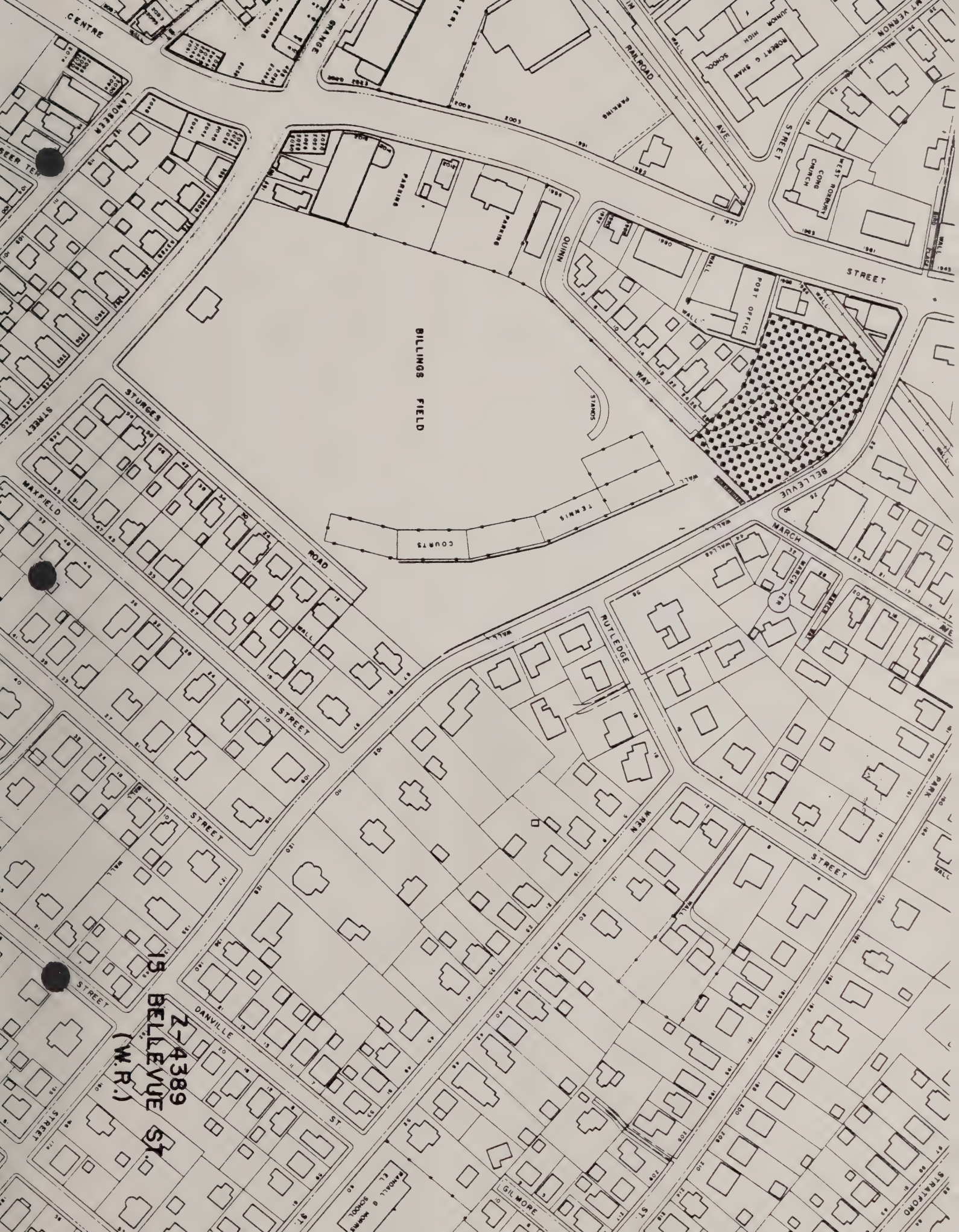
Purpose: Change occupancy from YMCA, physical and adult
education facilities to YMCA, physical and adult
facilities and Day Care Center.

Violation(s):
Section Required Proposed

8-7. Day care center is conditional in an S-.5 District.

Proposal is compatible with existing facility and neighborhood.
Recommend Approval.

VOTED: In reference to Petition Z-4389, brought by
Greater Boston YMCA, 15 Bellevue Street,
West Roxbury, for a conditional use for change
of occupancy from YMCA physical and adult
education facilities to YMCA, physical and
adult education facilities in a single family
(S-.5) District, the Boston Redevelopment Authority
recommends approval. Proposal is compatible with
existing facility and neighborhood.



Board of Appeal Referrals 5/3/79

Hearing: 5/8/79

Z-4393
Isabella Stewart Gardner
Museum
280 Fenway, Boston
At Palace Road

Four story structure - H-2

District(s): apartment H-2 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from Museum and one family dwelling to Museum, one family dwelling and coffee shop.

Violation(s):

Section

Required

Proposed

8-7. Coffee shop is forbidden in an H-2 District

Coffee shop will be located on the first floor, accessible only from within the Museum. Facility and adjacent terrace will accommodate approximately 70 persons. FenPAC supports proposal. Recommend Approval.

VOTED: In reference to Petition Z-4393, brought by Isabella Stewart Gardner Museum, 280 Fenway, Boston, for a forbidden use for change of occupancy from Museum and one family dwelling to Museum, one family dwelling and coffee shop in an apartment (H-2) District, the Boston Redevelopment Authority recommends approval. Additional visitor service will have no adverse impact.



280 FENWAY ST.
(B.P.)

Z-4393

Board of Appeal Referrals 5/3/79

Hearing: 5/8/79

Z-4400
Natale DeMarco
22 Battery Street, Boston
Near Hanover Street

Four story structure - H-3

District(s): apartment H-3 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Erect one story addition to apartment structure

Violation(s):

| <u>Section</u> | <u>Required</u> | <u>Proposed</u> |
|-------------------------------------|-----------------|-----------------|
| 15-1. Floor area ratio is excessive | 3 | 3.7 |
| 17-1 Open space is insufficient | 100 sf. | 82 sf. |

Proposed 26' X 18' roof addition to petitioner's apartment will provide more living space. Open space facilities are located nearby. Recommend approval with Proviso.

VOTED: In reference to Petition Z-4400, brought by Natale DeMarco, 22 Battery Street, Boston, for two variances to erect a one story addition to a Residential structure in an Apartment (H-3) District, the Boston Redevelopment Authority recommends approval with the following provisos: That the addition be set back from roof line so as not to be visible from street; that plans be submitted to the Authority for design review.



Z-4400
22 BATTERY ST.
(B.P.)

Board of Appeal Referrals 5/3/79

Hearing: 5/22/79

Petition Z-4407
McDonald's Corporation
728 American Legion Highway
Roslindale
Near Mt. Hope Street

One story masonry structure - L-.5

| | | | |
|--------------|--------------------|----------------------------|--------------------|
| District(s): | apartment_____ | general business_____ | industrial_____ |
| | residential_____ | local business <u>L-.5</u> | waterfront_____ |
| | single family_____ | | manufacturing_____ |

Purpose: Erect serving booth and canopy addition to
drive in restaurant.

Violation(s):

| <u>Section</u> | <u>Required</u> | <u>Proposed</u> |
|----------------|-----------------|-----------------|
|----------------|-----------------|-----------------|

8-6. A change in a conditional use requires
Board of Appeal Hearing.

8-7. Drive in restaurant is conditional in an L-.5
District.

Immediate area is predominantly commercial. Proposal
will have no adverse affect. Adequate parking is provided.
Roslindale Little City Hall has no objection. Recommend
Approval.

VOTED: In reference to Petition Z-4407, brought by
McDonald's Corporation, 728 American Legion
Highway, Roslindale, for a conditional use
to erect a serving booth and canopy addition
in a Local Business (L-.5) District, the
Boston Redevelopment Authority recommends
approval. Proposal will have no adverse
affect on this commercial area.



Z-4407
728 AMERICAN LEGION HWY.
(ROS.)

Board of Appeal Referrals 5/3/79

Hearing: 5/15/79

Z-4415
William S. Leman
191 Main Street
Charlestown
Near Wood Street

One story structure - B-2

| | | | |
|--------------|--------------------|-----------------------------|--------------------|
| District(s): | apartment_____ | general business <u>B-2</u> | industrial_____ |
| | residential_____ | local business_____ | waterfront_____ |
| | single family_____ | | manufacturing_____ |

Purpose: Change occupancy from store to machine shop,
manufacturing and repair of metal products.

Violation(s):

Section

Required

Proposed

8-7. Manufacture or repair of metal products is
forbidden in a B-2 District.

Considerable public and private money is being directed to the Main Street Business Area. The street itself is being narrowed to encourage only local traffic use. Proposed industrial use is incompatible with the designed improvements. Community residents have expressed concern. Preservation Society of Charlestown is opposed. Recommend Denial.

VOTED: In reference to Petition Z-4415, brought by William S. Leman, 191 Main Street, Charlestown, for a forbidden use for change of occupancy from store to machine shop manufacturing and repair of metal products in a General Business (B-2) District, the Boston Redevelopment Authority recommends denial. Considerable public and private money is being directed to the Main Street Business Area. The street itself is being narrowed to encourage only local traffic use. Proposed industrial use is incompatible with the designed improvements. Community residents have expressed concern. Preservation Society of Charlestown is opposed.



Z-4415
191 MAIN STREET
(CHSN.)